



CITY OF NEWPORT BEACH, Attention City Council
100 Civic Center Drive
Newport Beach, CA 92660

August 2, 2016

REQUESTED COMMUNITY INPUT REGARDING SHORT TERM RENTAL RULES

Council Members,

The Newport Shores Community Association (NSCA) is comprised of approximately 450 homes in the West Newport Beach area of the City. Our Association maintains a one-acre clubhouse community area that is for the membership that includes a college size pool, tennis court, basketball court, volleyball court, tot lot and sand beach BBQ area. The NSCA Board of Directors consists of eleven elected members from the community that are charged with management of the clubhouse facility and to address issues which impacts the clubhouse property.

The NSCA Board has been closely watching the City's community outreach efforts as it relates to short term rentals (STRs) in the City. Though we are mostly an R-1 community, there are five R-2 property exceptions in our membership along with three grandfathered R-1 properties that are legally allowed STR permits. STR's bring increased noise, trash and congestion to already very crowded areas in the City. Parking continues to be an issue for our community and STR's only exacerbate the situation.

The STRs also directly impact our Clubhouse facility. A situation arose recently where about a dozen people from outside our neighborhood were utilizing the clubhouse pool in a very unsafe manner. Though the rules are clearly known by our membership and posted on the facility walls, the individuals choose to ignore them to the detriment of our members. As it turns out, these people were visiting another family that was staying in what we believe is an illegal unpermitted STR.

The NCSA Board supports maintaining the current laws for STRs and not expanding STR uses in R-1 areas. The NSCA Board would also support increased enforcement and would support eliminating all grandfathered permits currently not in use in the R-1 areas throughout the City.

Thank you for your consideration and attention to this issue. Your service to the City is greatly appreciated.

Rene Rimlinger, President NSCA

Cc: Dave Kiff, City Manager